

Steckel Law Office

Attorneys and Counselors at Law

P. O. Box 247
Marshfield, VT 05658-0247

March 30, 2016

Invoice submitted to:

Richard Maltz

Liquidation Agent for Securities and
Exchange Comm.
39 Windsor Place
Central Islip NY 11722

Please refer to:

SEC/XIRI

Statement for Professional Services

Regarding: **SEC v. Xirinachs**
Auction Sale of 4 Stonehouse Road,
Winhall, Vermont

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
12/15/2015	SJS Telephone calls with Attorney Barr; reviewed orders and terms and conditions; telephone call with Ms. Owen of Thomas Hirschak Company re: recordation of auction; e-mail to Attorney Barr	1.10 200.00/hr	220.00
12/16/2015	SJS Reviewed e-mail from Attorney Barr with draft stipulation re: Michael W. Xirinachs executing deed to auction purchase; e-mail to Attorney Barr re: suggested changes to same	0.30 200.00/hr	60.00
12/17/2015	SJS Representation at Vermont auction location	1.10 200.00/hr	220.00
	SJS Travel time for auction (billed at 1/2 normal hourly rate)	5.60 100.00/hr	560.00
12/28/2015	SJS Reviewed and responded to e-mails from Attorneys Barr and Schwartz re:Vermont property transfer taxes	0.20 200.00/hr	40.00
12/30/2015	SJS E-mail to town clerk re: property transfer returns for previous transfers to Michael J. Xirinachs and Michael W. Xirinachs; reviewed same; e-mails from and to Attorney Barr re: exemptions from	0.20 200.00/hr	40.00

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		<u>Hrs/Rate</u>	<u>Amount</u>
	transfer, land gains and non-resident withholding taxes		
1/27/2016 SJS	Telephone conferences with Attorney Schwartz and Mr. Piwowarski of tax department; numerous e-mails to and from Attorneys Barr, Schwartz and Schittina re: mechanics of transfer, right of first refusal and support liens; prepared Property Transfer Tax Returns (3) and Quitclaim Deeds (3)	2.80 200.00/hr	560.00
1/28/2016 SJS	Reviewed e-mail from Attorney Barr re: extension of closing date	0.10 200.00/hr	20.00
1/29/2016 SJS	Telephone call from Attorney O'Toole representing Winhall Delinquent Tax Collector re: closing and delinquent taxes	0.20 200.00/hr	40.00
1/31/2016 SJS	Reviewed and responded to e-mail from Attorney O'Toole re: delinquent taxes	0.10 200.00/hr	20.00
2/1/2016 SJS	Correspondence to Mr. Piwowarski of VT Department of Taxes re: request for REW and Land Gains certificates; telephone call with Attorney Samuelson; revised and updated deeds and Property Transfer Tax returns; e-mail to Attorney Barr	0.60 200.00/hr	120.00
2/3/2016 SJS	Legal research re: validity of support liens; e-mails to and from Attorneys Barr, Roessner and Schwartz re: same; telephone call with Attorney Roessner re: same	1.10 200.00/hr	220.00
2/4/2016 SJS	Telephone call with Attorney Schwartz re: overcoming obstacles to title insurance	0.20 200.00/hr	40.00
2/5/2016 SJS	Telephone call with Attorney Barr re: obstacles to title insurance	0.20 200.00/hr	40.00
2/8/2016 SJS	Conference call with Attorneys Barr, Roessner and Massey and Mr. Maltz re: title insurance issues and alternatives; telephone call with Attorney Samuelson re: title insurance options; telephone call with Attorney Roessner re: same; e-mails to	1.10 200.00/hr	220.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
	counsel			
2/12/2016	SJS	Telephone conference with Attorneys Barr, Samuelson and Schwartz re: requisites for insurable title	0.80 200.00/hr	160.00
2/19/2016	SJS	Prepared proposed release of judgment liens	0.30 200.00/hr	60.00
2/24/2016	SJS	Updated property transfer tax returns; e-mails to and from Mr. Rottner; telephone call with Attorney Schwartz re: title insurance affidavit	0.30 200.00/hr	60.00
2/25/2016	SJS	E-mails and telephone calls with Mr. Rottner and telephone calls with Town Clerk and Attorney Greene re: Xirinachs to Xirinachs deed executed but not yet recorded	0.40 200.00/hr	80.00
3/8/2016	SJS	Revised and updated Maltz to Keshet deed; e-mails to and from Mr. Rottner re: same	0.20 200.00/hr	40.00
3/11/2016	SJS	Revised and finalized Maltz to Keshet deed; updated transfer returns	0.30 200.00/hr	60.00
3/17/2016	SJS	Emails from and to Attorneys, Schwartz and Barr and Mr. Rottner re: closing and finalization of closing documents	0.20 200.00/hr	40.00
3/18/2016	SJS	Requested updated tax, HOA and fire district payoffs; finalized and submitted property transfer tax returns	0.40 200.00/hr	80.00
3/22/2016	SJS	E-mails from and to Ms. Forbes of Stratton Services, Ms. Canella of Winhall Fire District, Mr. Rottner, Attorneys Samuelson and Schwartz re: delinquent assessments and closing arrangements	0.30 200.00/hr	60.00
3/23/2016	SJS	E-mails from and to Ms. Forbes, Attorney O'Toole representing delinquent tax collector, and Ms. Canella of Winhall Fire District re: updated payoffs and payment arrangements; e-mails to and from Mr. Rottner re: closing statements and requested	0.50 200.00/hr	100.00

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		<u>Hrs/Rate</u>	<u>Amount</u>
	changes to same		
3/24/2016	SJS Reviewed and responded to e-mails from Attorneys Barr and Roessner re: potential filing to domesticate judgments by Patricia Jackson; researched same via Vermont Courts on Line; telephone call with Court Operations Manager for Vermont Superior Court-Bennington Civil Division re: no filing received	0.60 200.00/hr	120.00
	For professional services rendered	19.20	\$3,280.00
	Additional Charges :		
		<u>Price</u>	
12/17/2015	Mileage Mileage for auction	0.56	138.88
12/30/2015	clerk's fees for vault time and photocopies Clerk's fees for vault time and photocopies- Winhall Town Clerk	12.00	12.00
2/16/2016	FedEx FedEx	20.90	20.90
	Recording fee Recording fees- Order to Show Cause and Releasing Support Liens-Winhall Town Clerk	10.00	70.00
	Total costs		\$241.78
	Total amount of this bill		\$3,521.78
	Balance due		\$3,521.78